

Section 16

R-2 RESIDENTIAL SINGLE-FAMILY,MEDIUM-DENSITY DISTRICT

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16.010 Intent.

The intent of the R-2 residential single-family medium-density district is to provide for single-family residential development of a medium density in areas that present few or no development problems, and for neighborhood facilities to serve such development while preserving the residential quality and nature of the area.

16.020 Permitted uses.

Permitted uses in the R-2 district shall be only those uses permitted in an R-1 district.

16.030 Lot area and width.

Lot area for any use in the R-2 district shall be not less than seven thousand (7,000) square feet and no lot width shall be less than seventy feet (70').

16.040 Lot coverage and floor area.

In the R-2 district, not more than forty percent (40%) of the lot area shall be occupied by the principal and accessory buildings. Each dwelling unit shall have a minimum of one thousand (1,000) square feet of floor area.

16.050 Yards.

Every yard in the R-2 district shall have the following minimum yards:

- Front yard 25 feet
- Rear yard 20 feet
- Side yards 8 feet each side.

(NOTE: All yards shall be subject to the provisions of subsection 50.060.D when applicable.)

16.060 Building height.

Maximum building height in the R-2 district shall be as follows:

- A.** Roof pitch greater than 6:12—thirty-two feet (32’);
- B.** Roof pitch 3:12 or greater but not greater than 6:12—twenty-eight feet (28’); and
- C.** Roof pitch less than 3:12— twenty-four feet (24’).